

**AMENDMENT TO THE CITY OF GRAND RAPIDS BROWNFIELD
REDEVELOPMENT AUTHORITY BROWNFIELD PLAN FOR
GR SCHOOL LOFTS, LLC
STOCKING ELEMENTARY SCHOOL**

Summary of Project

GR School Lofts, LLC. ("GR School Lofts") proposes to partially demolish an existing functionally obsolete, two story building located at 863 7th Street, NW, Grand Rapids, Kent County (the "Property"), and renovate and adaptively reuse the building for rental apartment use.

In addition to demolition and any other abatements associated with the existing building, the project will require additional site preparation activities including earthwork. The project will create new rental apartment space, construction jobs, and new full time jobs. The project will also result in a long-term increase to the City's tax base and the redevelopment of a vacant, functionally obsolete building. The initial anticipated private investment is approximately \$5.1 million. In addition, GR School Lofts is contributing a portion of the land from the site to City of Grand Rapids/Friends of Grand Rapids Parks on which the City will place improvements for a neighborhood park.

Basis of Eligibility

The building is functionally obsolete as determined by a level 3 assessor. A copy of the letter dated December 13, 2011, confirming the determination of functional obsolescence, is attached as Exhibit D.

Required Elements of Brownfield Plan

**1. A description of costs intended to be paid for with tax increment revenues.
(MCLA 125.2663(1)(a))**

GR School Lofts will seek tax increment financing from local taxes, school operating taxes and state education tax millage for eligible activities at the property including demolition, lead and asbestos abatement, and site preparation activities and MEDC work plan preparation and review totaling \$1,114,871. The work on adaptive reuse of the building portion will be \$594,841. It is anticipated that the City of Grand Rapids will provide public park improvements on the land contributed totaling \$520,030.

Table 1 below presents estimated costs of the eligible activities for this project which qualify for reimbursement from tax increment financing.

Table 1 -- Eligible Activities Bldg Renovation

Environmental Activities	
1. Baseline environmental assessment activities/due care plan	2,388
2. Due care activities	0
3. Lead/Asbestos Survey	6,000
Subtotal	8,388
4. Contingency (15%)	1,258
5. DEQ work plan review fee	1,000
6. Total Environmental Activities (add lines 1 through 5)	10,646
Non-Environmental Activities	
7. Public infrastructure	5,300
8. Demolition	254,100
9. Lead or asbestos removal or abatement	135,200
10. Site preparation (non-environmental)	104,700
11. Contingency	74,895
12. Mega Work Plan Review Fee/Prep	10,000
13. Total Non-Environmental Activities (add lines 7 through 12)	584,195
14. Total Eligible Activities (add line 6 to line 13)	594,841

Table 1a -- Eligible Activities Park Improvements

Environmental Activities	
1. Baseline environmental assessment activities	0
2. Due care activities	50,000
3. Contingency	7,500
4. Total Environmental Activities (add lines 1 through 3)	57,500
Non-Environmental Activities	
5. Public infrastructure	200,000
6. Demolition	50,000
7. Lead or asbestos removal or abatement	52,200
8. Site preparation (non-environmental)	100,000
9. Contingency (15%)	60,330
14. Total Non-Environmental Activities (add lines 9 through 12)	462,530
15. Total Eligible Activities (add line 8 to line 13)	520,030
Grand Total	1,114,871

2. A brief summary of the eligible activities that are proposed for each eligible property. (MCLA 125.2663(1)(b))

“Eligible activities” are defined in the Act as meaning one or more of the following: (i) baseline environmental assessment activities; (ii) due care activities; and (iii) additional response activities. In addition, in qualified local governmental units such as the City of Grand Rapids, the Act includes the following additional activities under the definition of “eligible activities”: (A) infrastructure improvements that directly benefit eligible property; (B) demolition of structures that is not response activity under Part 201 of NREPA; (C) lead or asbestos abatement; and (D) site preparation that is not response activity under Part 201 of NREPA.

The cost of eligible activities are estimated in Tables 1 and 1a above and include the following:

1. Baseline Environmental Assessment. Includes phase 1, phase 2 environmental studies, preparation of due care plan and baseline environmental assessment.
2. Due Care Activities. Removal of contaminated soil as necessary.
3. Public Infrastructure. Installation of sanitary sewer, water, storm sewer and lighting infrastructure in public right of way.
4. Demolition. Portions of an existing building will need to be demolished prior to the adaptive reuse of the building for an alternate use.
5. Lead & Asbestos Abatement. Includes removal of asbestos and encapsulation of lead based paint on surfaces and encapsulation of certain asbestos.
6. Site Preparation. Various site preparation activities will be required such as mass balancing, installation of utilities and the creation of water retention areas, as well as related engineering, design, professional fees and costs, etc.
7. Contingency. A 15% contingency factor is included to accommodate unexpected conditions during the course of the project.

3. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate. (MCLA 125.2663(1)(c))

An estimate of real property tax capture for tax increment financing is attached as Exhibit B.

4. The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City. (MCLA 125.2663(1)(d))

The cost of the plan will be financed by GR School Lofts, LLC.

5. The maximum amount of the note or bonded indebtedness to be incurred, if any. (MCLA 125.2663(1)(e))

The City does not anticipate incurring new bond indebtedness for this project.

6. The duration of the Plan, which shall not exceed the lesser of (1) the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or (2) 30 years. (MCLA 125.2663(1)(f))

The estimated duration of the brownfield plan for this project is 30 years. It is estimated that redevelopment of the Property will be completed in approximately 4 years and that it could take up to 30 years or December 31, 2041 to recapture eligible costs through tax increment revenues.

7. An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the Property is located. (MCLA 125.2663(1)(g))

An estimate of real property tax capture is attached as Exhibit B.

8. A legal description of each parcel of eligible property to which the Plan applies, a map showing the locations and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property and a statement of whether personal property is included as part of the eligible property. (MCLA 125.2663(1)(h))

- a. See legal description at Exhibit A.
- b. See location and site map at Exhibit C.
- c. The eligible property has historically been used as a public elementary and is now an over 50 year old vacant archaic building.
- d. Personal Property: Personal property is included as part of the eligible property.

9. An estimate of the number of persons residing on each eligible property to which the Plan applies and the number of families and individuals to be displaced, if any. (MCLA 125.2663(1)(i))

There are no persons residing on this Property and, therefore, no families or individuals will be displaced.

10. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable. (MCLA 125.2663(1)(j))

This Section is inapplicable to this site as there are no persons residing on this Property.

11. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and other reimbursement of expenses, if any. (MCLA 125.2663(1)(k))

This Section is inapplicable to this site as there are no persons residing on this Property.

12. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable. (MCLA 125.2663(1)(l))

This Section is inapplicable to this site as there are no persons residing on this Property.

13. A description of the proposed use of the local site remediation revolving fund. (MCLA 125.2663(1)(m))

The City of Grand Rapids Brownfield Development Authority intends to capture non-school tax increments for deposit in the local site remediation revolving fund.

14. Other material that the Authority or the City Commission considers pertinent. (MCLA 125.2663(1)(n))

The project will significantly increase the city's tax base while providing new jobs both during construction and at the conclusion of the project. The use of the Property is consistent with the City master plan and building and zoning requirements.

Exhibit A

Property Description

Property Address: 863 7th Street, NW
Grand Rapids, Michigan 49503

Tax Parcel No.: 41-13-23-284-011

Legal Description: Lot 8, Block 7 of Stocking & Smith's Subdivision of Stocking and Allen's Addition to the City of Grand Rapids, Kent County, Michigan, according to the recorded plat thereof in Liber 6 of Plats, Page 4. Except that part deeded for roadway in Liber 1045, Page 613, described as: Part of Lot 8, Block 7 of Stocking & Smith's Subdivision, Commencing at the intersection of the Northerly line of Walker Street and the East line of Fremont Avenue; thence Southeasterly along said Northerly line 110 feet to the intersection of the Northerly line of Walker Street and the North line of Seventh Street; thence East along said North line 90 feet; thence Northwesterly 91.24 feet to a point, which is 15 feet Northerly at right angles to the North line of Seventh Street; thence Northwesterly to the Place of Beginning.

Exhibit B
Tax Capture Schedule

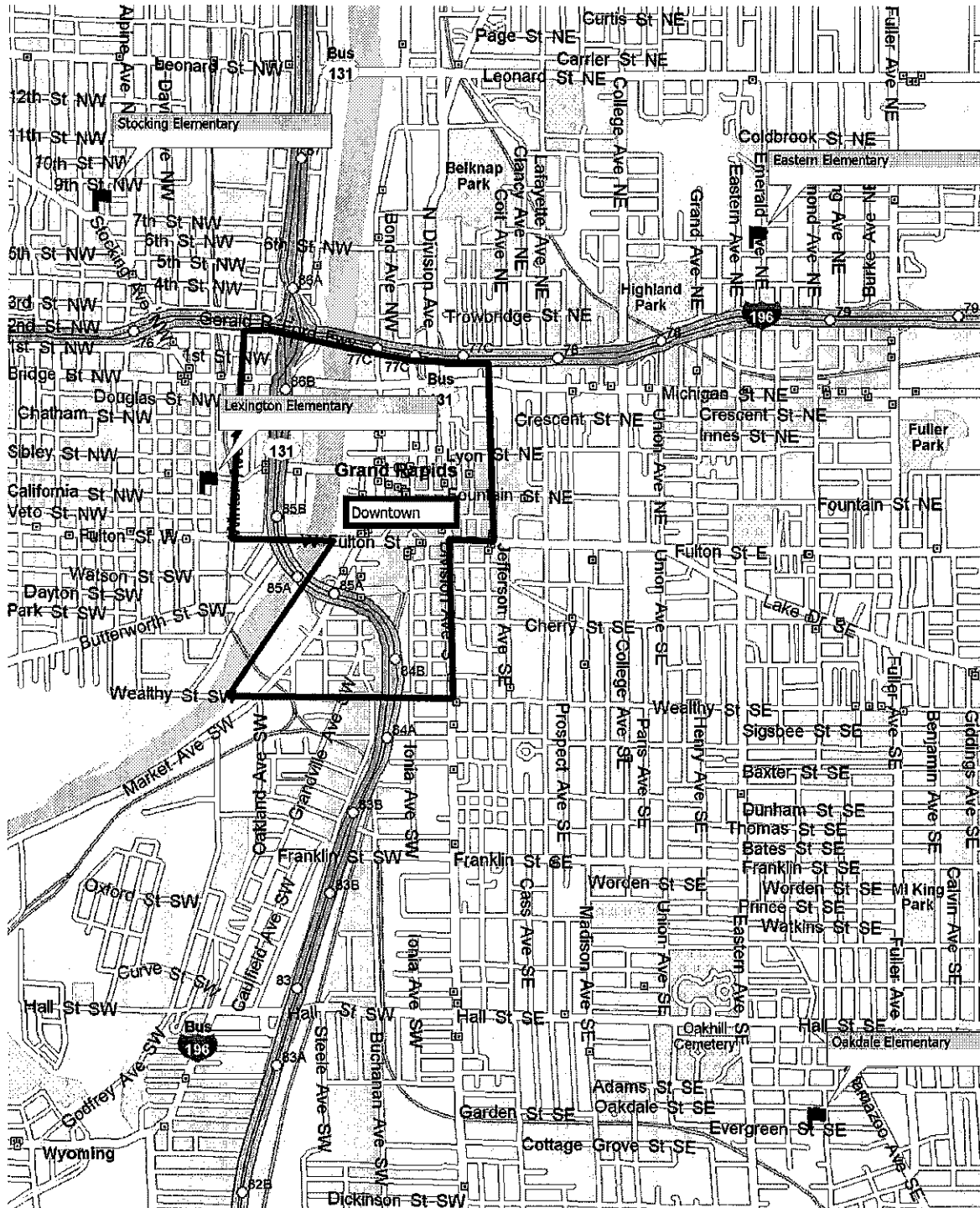
1. PROJECT NAME:	Oakdale Elementary Section 42 Historic																		
2. PROJECT LOCATION																			
Street:	944 Evergreen SE						Improved TV	\$782,524											
City/State/Zip:	Grand Rapids, MI						Unit TV	\$20,085	20085										
4. FINANCING:	HUD 221d4						Taxes/Unit	\$904											
5. DATE:	6/6/11						Annual Growth	2.00%											
6. PROJECT TYPE:	Historic Rehab Loft Apartments						Vacancy	8.00%											
7. GROSS BLDG SF:	52,155						Pretax Cap Rt	11.50%											
8. NO OF RES UNITS:	39						Project Costs	\$796,100											
9. TOTAL RES NET SF:	33,210						Park Costs	\$884,280	-93220										
10. COMMERCIAL SF:	0	1	SUITES				Pt/Pk Ratio	47.38%											
							AV Ratio	50.00%											
Year of TIF	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Current Taxable Value	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Taxable Value after improvement ⁽¹⁾	0	782,524	796,174	814,138	830,421	847,029	863,970	881,249	898,874	916,851	935,188	953,892	972,970	992,429	1,012,278	1,032,524	1,053,174	1,074,238	1,095,722
Total Capturable Taxable Value	0	782,524	796,174	814,138	830,421	847,029	863,970	881,249	898,874	916,851	935,188	953,892	972,970	992,429	1,012,278	1,032,524	1,053,174	1,074,238	1,095,722
(change in SEV)																			
Millages																			
City of Grand Rapids Millage	8.3700	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413
State Education Tax (SET)	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000
School Operating	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000
Intermediate School District	4.6900	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903
Grand Rapids Community College	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865
Interurban Transit Partnership	1.2900	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Jail	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893
Senior Levy	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244
Kent County	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803
TOTAL MILLAGE	45.5305	45.0621	45.0621	45.0621	45.0621	45.0621	45.0621	45.0621	45.0621	45.06	45.0621	45.0621	45.0621	45.0621	45.0621	45.0621	45.0621	45.0621	45.0621
Yearly Captured Tax																			
City of Grand Rapids Millage	\$0	\$6,449	\$6,578	\$6,710	\$6,844	\$6,981	\$7,120	\$7,263	\$7,408	\$7,556	\$7,707	\$7,861	\$8,019	\$8,179	\$8,342	\$8,509	\$8,680	\$8,853	\$9,030
State Education Tax (SET)	\$0	\$4,695	\$4,789	\$4,885	\$4,983	\$5,082	\$5,184	\$5,287	\$5,393	\$5,501	\$5,611	\$5,723	\$5,838	\$5,955	\$6,074	\$6,195	\$6,319	\$6,445	\$6,574
School Operating	\$0	\$14,085	\$14,367	\$14,654	\$14,948	\$15,247	\$15,551	\$15,862	\$16,180	\$16,503	\$16,833	\$17,170	\$17,513	\$17,864	\$18,221	\$18,585	\$18,957	\$19,336	\$19,723
Intermediate School District	\$0	\$3,670	\$3,744	\$3,819	\$3,895	\$3,973	\$4,052	\$4,133	\$4,216	\$4,300	\$4,386	\$4,474	\$4,564	\$4,655	\$4,748	\$4,843	\$4,940	\$5,038	\$5,139
Grand Rapids Community College	\$0	\$1,398	\$1,426	\$1,454	\$1,484	\$1,513	\$1,543	\$1,574	\$1,606	\$1,638	\$1,671	\$1,704	\$1,739	\$1,773	\$1,808	\$1,845	\$1,881	\$1,919	\$1,958
Interurban Transit Partnership	\$0	\$743	\$758	\$773	\$789	\$805	\$821	\$837	\$854	\$871	\$888	\$906	\$924	\$943	\$962	\$981	\$1,001	\$1,021	\$1,041
Jail	\$0	\$618	\$630	\$643	\$655	\$669	\$682	\$696	\$709	\$724	\$738	\$753	\$768	\$783	\$799	\$815	\$831	\$848	\$865
Senior Levy	\$0	\$254	\$259	\$264	\$269	\$275	\$280	\$286	\$292	\$297	\$303	\$309	\$316	\$322	\$328	\$335	\$342	\$348	\$355
Kent County	\$0	\$3,349	\$3,416	\$3,485	\$3,554	\$3,626	\$3,698	\$3,772	\$3,847	\$3,924	\$4,003	\$4,083	\$4,165	\$4,248	\$4,333	\$4,420	\$4,508	\$4,598	\$4,690
Total Captured Local Taxes	\$0	\$16,482	\$16,811	\$17,147	\$17,490	\$17,840	\$18,197	\$18,561	\$18,932	\$19,311	\$19,697	\$20,091	\$20,493	\$20,903	\$21,321	\$21,747	\$22,182	\$22,626	\$23,078
Total Captured State Taxes	\$0	\$18,781	\$19,156	\$19,539	\$19,930	\$20,329	\$20,735	\$21,150	\$21,573	\$22,004	\$22,445	\$22,893	\$23,351	\$23,818	\$24,295	\$24,781	\$25,276	\$25,782	\$26,297
Total Capture	\$0	\$35,262	\$35,967	\$36,687	\$37,420	\$38,169	\$38,932	\$39,711	\$40,505	\$41,315	\$42,142	\$42,984	\$43,844	\$44,721	\$45,615	\$46,528	\$47,458	\$48,407	\$49,376
Cumulative Capture	\$0	\$35,262	\$71,230	\$107,918	\$145,337	\$183,506	\$222,438	\$262,149	\$302,654	\$343,969	\$386,111	\$429,095	\$472,939	\$517,660	\$563,276	\$609,803	\$657,262	\$705,669	\$755,045
Available for reimbursement (90% of captured taxes)	\$0	\$31,736	\$32,371	\$33,018	\$33,678	\$34,352	\$35,039	\$35,740	\$36,455	\$37,184	\$37,927	\$38,686	\$39,460	\$40,249	\$41,054	\$41,875	\$42,712	\$43,567	\$44,438
City 10% administrative (local only)	\$0	\$3,526	\$3,597	\$3,669	\$3,742	\$3,817	\$3,893	\$3,971	\$4,051	\$4,132	\$4,214	\$4,298	\$4,384	\$4,472	\$4,562	\$4,653	\$4,746	\$4,841	\$4,938
TIF reimbursable expenses	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
TIF Balance	\$1,680,380	\$1,680,380	\$1,648,644	\$1,616,273	\$1,583,266	\$1,549,577	\$1,515,225	\$1,480,186	\$1,444,446	\$1,407,991	\$1,370,808	\$1,332,880	\$1,294,194	\$1,254,735	\$1,214,486	\$1,173,432	\$1,131,557	\$1,088,845	\$1,045,278
Principal payment (local)	\$0	\$12,955	\$13,214	\$13,479	\$13,748	\$14,023	\$14,304	\$14,590	\$14,882	\$15,179	\$15,483	\$15,793	\$16,108	\$16,431	\$16,759	\$17,094	\$17,436	\$17,785	\$18,141
Principal payment (state)	\$0	\$18,781	\$19,156	\$19,539	\$19,930	\$20,329	\$20,735	\$21,150	\$21,573	\$22,004	\$22,445	\$22,893	\$23,351	\$23,818	\$24,295	\$24,781	\$25,276	\$25,782	\$26,297
Balance Due After TIF Payment	\$1,680,380	\$1,648,644	\$1,616,273	\$1,583,266	\$1,549,577	\$1,515,225	\$1,480,186	\$1,444,446	\$1,407,991	\$1,370,808	\$1,332,880	\$1,294,194	\$1,254,735	\$1,214,486	\$1,173,432	\$1,131,557	\$1,088,845	\$1,045,278	\$1,000,840
Captured TIF	\$0	\$31,736	\$32,371	\$33,018	\$33,678	\$34,352	\$35,039	\$35,740	\$36,455	\$37,184	\$37,927	\$38,686	\$39,460	\$40,249	\$41,054	\$41,875	\$42,712	\$43,567	\$44,438
Cumulative Captured TIF	\$0	\$31,736	\$64,107	\$97,125	\$130,803	\$165,155	\$200,194	\$235,934	\$272,389	\$309,572	\$347,500	\$386,186	\$425,645	\$465,884	\$506,948	\$548,823	\$591,535	\$635,102	\$679,540

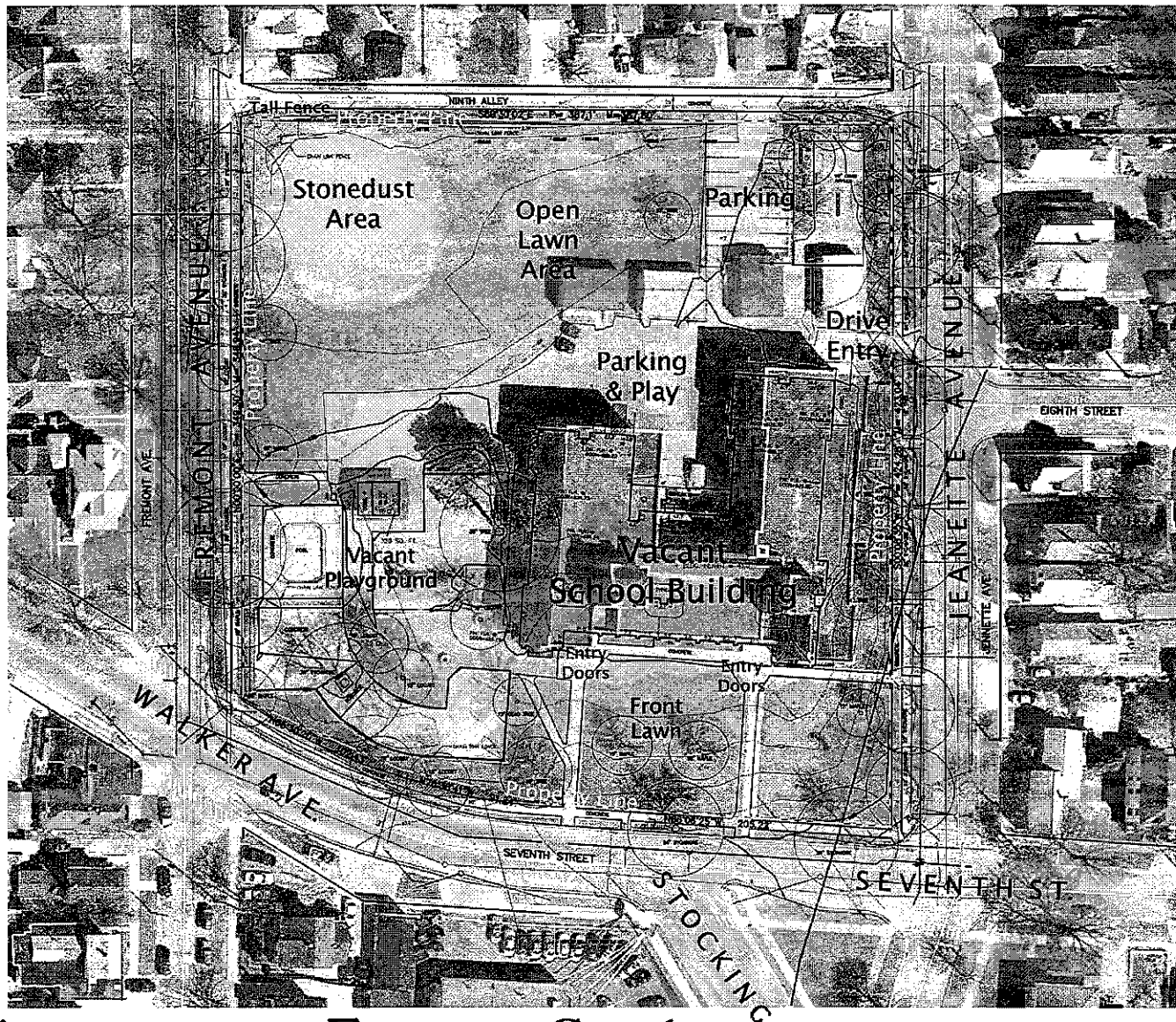
Exhibit B
Tax Capture Schedule

1. PROJECT NAME:											
2. PROJECT LOCATION											
Street:											
City/State/Zip:											
4. FINANCING:											
5. DATE:											
6. PROJECT TYPE:											
7. GROSS BLDG SF:											
8. NO OF RES UNITS:											
9. TOTAL RES NET SF:											
10. COMMERCIAL SF:											
Year of TIF	20	21	22	23	24	25	26	27	28	29	30
Year	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Current Taxable Value	0	0	0	0	0	0	0	0	0	0	0
Taxable Value after Improvement ⁽¹⁾	1,117,637	1,139,980	1,162,789	1,186,045	1,209,766	1,233,961	1,258,641	1,283,813	1,309,480	1,335,679	1,362,393
Total Capturable Taxable Value	1,117,637	1,139,980	1,162,789	1,186,045	1,209,766	1,233,961	1,258,641	1,283,813	1,309,480	1,335,679	1,362,393
(change in SEV)											
Millages											
City of Grand Rapids Millage	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413	8.2413
State Education Tax (SET)	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000
School Operating	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000
Intermediate School District	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903	4.6903
Grand Rapids Community College	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865	1.7865
Interurban Transit Partnership	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Jail	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893	0.7893
Senior Levy	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244	0.3244
Kent County	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803	4.2803
TOTAL MILLAGE	45.0621	45.0621	45.0621	45.0621	45.0621	45.0621	45.0621	45.0621	45.0621	45.0621	45.0621
Yearly Captured Tax											
City of Grand Rapids Millage	\$9,211	\$9,395	\$9,563	\$9,775	\$9,970	\$10,169	\$10,373	\$10,580	\$10,792	\$11,008	\$11,228
State Education Tax (SET)	\$6,706	\$6,840	\$6,977	\$7,116	\$7,259	\$7,404	\$7,552	\$7,703	\$7,857	\$8,014	\$8,174
School Operating	\$20,117	\$20,520	\$20,930	\$21,349	\$21,776	\$22,211	\$22,656	\$23,109	\$23,571	\$24,042	\$24,523
Intermediate School District	\$5,242	\$5,347	\$5,454	\$5,563	\$5,674	\$5,788	\$5,903	\$6,021	\$6,142	\$6,265	\$6,390
Grand Rapids Community College	\$1,997	\$2,037	\$2,077	\$2,119	\$2,161	\$2,204	\$2,249	\$2,294	\$2,339	\$2,386	\$2,434
Interurban Transit Partnership	\$1,062	\$1,083	\$1,105	\$1,127	\$1,149	\$1,172	\$1,196	\$1,220	\$1,244	\$1,269	\$1,294
Jail	\$882	\$900	\$918	\$936	\$955	\$974	\$993	\$1,013	\$1,034	\$1,054	\$1,075
Senior Levy	\$363	\$370	\$377	\$385	\$392	\$400	\$408	\$416	\$425	\$433	\$442
Kent County	\$4,784	\$4,879	\$4,977	\$5,077	\$5,178	\$5,282	\$5,387	\$5,496	\$5,605	\$5,717	\$5,831
Total Captured Local Taxes	\$23,540	\$24,011	\$24,491	\$24,981	\$25,480	\$25,990	\$26,510	\$27,040	\$27,581	\$28,132	\$28,695
Total Captured State Taxes	\$26,823	\$27,380	\$27,907	\$28,465	\$29,034	\$29,615	\$30,207	\$30,812	\$31,428	\$32,056	\$32,697
Total Capture	\$50,363	\$51,370	\$52,398	\$53,446	\$54,515	\$55,605	\$56,717	\$57,851	\$59,008	\$60,189	\$61,392
Cumulative Capture	\$805,408	\$856,778	\$909,176	\$962,621	\$1,017,136	\$1,072,741	\$1,129,458	\$1,187,309	\$1,246,316	\$1,306,506	\$1,367,898
Available for reimbursement (90% of captured taxes)	\$45,327	\$46,233	\$47,168	\$48,101	\$49,063	\$50,044	\$51,045	\$52,066	\$53,108	\$54,170	\$55,253
City 10% administrative (local only)	\$5,036	\$5,137	\$5,240	\$5,345	\$5,451	\$5,560	\$5,672	\$5,785	\$5,901	\$6,019	\$6,139
TIF reimbursable expenses	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
TIF Balance	\$1,000,840	\$955,513	\$909,280	\$862,122	\$814,021	\$764,958	\$714,913	\$663,868	\$611,802	\$558,694	\$504,525
Principal payment (local)	\$18,503	\$18,874	\$19,251	\$19,636	\$20,029	\$20,429	\$20,838	\$21,255	\$21,680	\$22,113	\$22,556
Principal payment (state)	\$26,823	\$27,360	\$27,907	\$28,465	\$29,034	\$29,615	\$30,207	\$30,812	\$31,428	\$32,056	\$32,697
Balance Due After TIF Payment	\$955,513	\$909,280	\$862,122	\$814,021	\$764,958	\$714,913	\$663,868	\$611,802	\$558,694	\$504,525	\$449,271
Captured TIF	\$45,327	\$46,233	\$47,168	\$48,101	\$49,063	\$50,044	\$51,045	\$52,066	\$53,108	\$54,170	\$55,253
Cumulative Captured TIF	\$724,967	\$771,100	\$818,268	\$866,369	\$915,422	\$965,467	\$1,016,512	\$1,068,578	\$1,121,686	\$1,175,855	\$1,231,109

Site Plans

Exhibit C





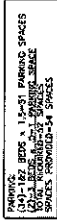
Stocking Apartments - Existing Conditions Ojibway Development, LLC

SITE PLAN REVIEW - DECEMBER 21, 2011



SURVEY BY:
Excel Engineering, Inc.
planners • engineers • surveyors

RJM Design
Land Planning • Landscape Architecture



RJM Design
Land Planning • Landscape Architecture

SURVEY BY:
el engineering, inc.
planners • engineers • surveyors



SITE PLAN REVIEW - DECEMBER 21, 2011

STOCKING SCHOOL



Exhibit D

Affidavit of Functional Obsolescence

Project

Stocking Elementary School
863 Seventh St NW
Grand Rapids, Michigan

Inspection

I inspected the subject property on December 7, 2011 with Rich Natte, Supervisor of Renovation for Grand Rapids Public Schools. The building faces Seventh Street on the north at the junction of Seventh Street, Walker Avenue and Stocking Avenue and is bounded by Fremont Avenue on the west and Jennette Avenue on the east. Residential properties are across the alley on the north side of the property. This is an older residential neighborhood on the edge of the Stocking and Bridge Street business district. The School was built in 1923 in an established neighborhood. It was the neighborhood elementary school until closed in 2010 and the students dispersed to other schools.

This is a two story brick building with a boiler room basement. There is no elevator so access to the second floor is by stairs only. There is a good sized gym in a sunken first floor area which also served as a lunchroom. It has a small service kitchen. The remainder of the building is classrooms, offices and special purpose areas. There are dropped ceilings throughout the building to accommodate updated lighting and to conserve heat. Hallways and stairs are concrete and all other rooms have wood flooring. All but the terrazzo restrooms have carpeting over the existing floors.

Issues

The Grand Rapids Public School District has experienced declining enrollment and state aid for several years. Current enrollment is 19,500 where in the mid 80's it neared 30,000. Since 2000 the district has lost 7,000 students. Michigan has a declining population in the current economic downturn. This along with the implementation of home schooling and charter schools has meant fewer students in the public school system.

Although not unique to Grand Rapids, these losses are especially difficult for large districts with high inventories of old buildings. GRPS has been forced to close several schools in the past few years. There is no demand for educational facilities within the district which makes these structures obsolete as schools.

Certification of Functional Obsolescence


It is this assessor's expert opinion that this property is functionally obsolete and unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from the following:


Overcapacity of the building inventory as a whole for the school district and other education providers which precludes the continued use of this building as a school.

This opinion is made from consideration of the information contained in this report.

Disclaimer

This opinion is based upon the individual research and professional training and experience of the signer. It does not necessarily reflect the official opinion of the local assessor's office as used in the determination of value for the current and/or any future assessment roll.


Marilyn Cutrara, CMA 3, No. R-4872


Date